

WARRANTY DEED

This deed of conveyance this day made by the undersigned, BERTRAND JOHN POSTHUMUS AND WIFE, BEVERLY H. POSTHUMUS, hereinafter referred to as the GRANTORS, and RONALD F. DAVIS AND WIFE, CHERYL DIANE DAVIS, hereinafter referred to as the GRANTEES, WITNESSETH THAT:

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid by the GRANTEES to the GRANTORS, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged by the GRANTORS, the GRANTORS do hereby and by these presents sell, convey, and warrant unto the GRANTEES, as tenants by the entirety with full rights of survivorship and not as tenants in common, the hereinafter described real property located in City of Hernando, DeSoto County, Mississippi, and being described as follows, to-wit:

Lot 117, Section B, Hernando Estates Subdivision, as shown by plat of said subdivision of record in Plat Book 6, Page 9, of the records of DeSoto County, Mississippi, to which recorded plat reference is made for a more particular description. Said lot being situated in Section 7, Township 3 South, Range 7 West.

The foregoing covenant of warranty is made subject to rights of ways and easements for public roads and public utilities, subdivision and zoning regulations in effect in the City of Hernando, DeSoto County, Mississippi; and to any prior reservation or conveyance of minerals of every kind and character including,

STATE MS. DESOTO CO.

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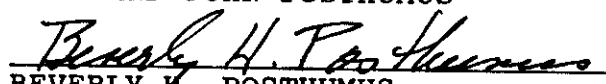
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W.E. DAVIS CH. CLK.

but not limited to, oil, gas, sand and gravel in, on and under the subject property; any unrecorded rights of way or easements and any discrepancies, conflicts, encroachments or shortages in the area and boundaries which a correct survey and/or inspection would show; and to the restrictions, limitations and covenants of record for said subdivision as shown on the plat of said subdivision of record in Plat Book 6, Page 9, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

Taxes and assessments against said property for the year 1998 shall be prorated as of the date of this deed and all taxes and assessments for all subsequent years are hereby excepted from the foregoing covenant of warranty.

Possession shall be given on July 10, 1998.

Witness the signature of the GRANTORS on this the 2nd day of July, 1998.


BERTRAND JOHN POSTHUMUS

BEVERLY H. POSTHUMUS

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for said county and state, on this the 2nd day of July, 1998, within my jurisdiction, the within named Bertrand John Posthumus and Beverly H. Posthumus, who acknowledged that they executed the above and foregoing instrument.

Patricia L. Russum
NOTARY PUBLIC

My Commission Expires:

1-16-99

(SEAL)

GRANTORS' ADDRESS:

1491 Biloxi

Hernando, MS 38632

Home Tel. No.: 601-429-0757

Work Tel. No.: 901-395-7231

GRANTEES' ADDRESS:

2141 Paris Cove

Hernando, MS 38632

Home Tel. No.: 601-429-0327

Work Tel. No.: 601-429-439

Prepared by:

Law Offices of A. Cinclair May
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601-429-5038

Indexing Instructions: